091.A	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	757,100	/	757,100
USE VALUE:	757,100	/	757,100
ASSESSED:	757,100	/	757,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLAHERTY MAUREEN M
Owner 2:	FLAHERTY FRANCES X
Owner 3:	
Street 1:	149 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY MAUREEN M -
Owner 2:	-
Street 1:	149 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,496 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6496.000	326,700		430,400	757,100
Total Card	0.149	326,700		430,400	757,100
Total Parcel	0.149	326,700		430,400	757,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.06 | /Parcel: 423.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	129257
GIS Ref	
GIS Ref	
Insp Date	04/27/09

!7466!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,700	0	6,496.	430,400	757,100	757,100	Year End Roll	12/18/2019
2019	101	FV	243,300	0	6,496.	436,600	679,900	679,900	Year End Roll	1/3/2019
2018	101	FV	243,300	0	6,496.	325,900	569,200	569,200	Year End Roll	12/20/2017
2017	101	FV	243,300	0	6,496.	295,100	538,400	538,400	Year End Roll	1/3/2017
2016	101	FV	243,300	0	6,496.	282,800	526,100	526,100	Year End	1/4/2016
2015	101	FV	237,300	0	6,496.	239,800	477,100	477,100	Year End Roll	12/11/2014
2014	101	FV	237,300	0	6,496.	227,500	464,800	464,800	Year End Roll	12/16/2013
2013	101	FV	237,300	0	6,496.	216,400	453,700	453,700		12/13/2012

PRINT

Date	Time
12/10/20	22:06:02

LAST REV

Date	Time
04/28/09	10:26:14

apro

USER DEFINED

Prior Id # 1:	129257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY MAUREE	50106-72		9/17/2007	Family	1	No	No		
FLAHERTY FRANCI	24682-378		7/6/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2009	Meas/Inspect	372	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Meas/Inspect	264	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6496		Sq. Ft.	Site		0	70.	0.95	5									430,415						430,400	

Total AC/HA: 0.14913 | Total SF/SM: 6496 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,415 | Spl Credit | Total: 430,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33181810
Const Adj.:	0.99989998
Adj $ / SQ:	179.777
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401401
Depreciation:	74661
Depreciated Total:	326740

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

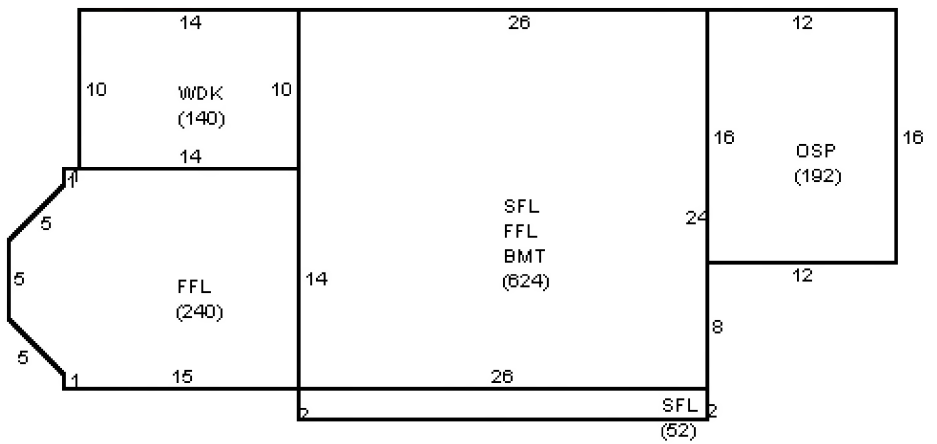
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.78
Special Features:	0	Val/Su Net:	130.89
Final Total:	326700	Val/Su SzAd	212.14

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	179.780	155,328
SFL	Second Floor	676	179.780	121,530
BMT	Basement	624	67.960	42,404
OSP	Screen Porch	192	27.600	5,299
WDK	Deck	140	13.140	1,840

Net Sketched Area:	2,496			Total:	326,401
Size Ad	1540	Gross Are	2496	FinArea	1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc